

**ORDINANCE 15-29**

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 1410 MAIN STREET (PARCEL NO. 26-28-15-00000-140-1000), 1402 CARNATION DRIVE (PARCEL NO. 26-28-15-00000-140-1010), 1410 CARNATION DRIVE (PARCEL NO. 26-28-15-00000-140-0900) AND 1418 CARNATION DRIVE (PARCEL NO. 26-28-15-00000-140-0800) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 0.89 ACRES, FROM GENERAL BUSINESS (GB) TO FORM-BASED MEDIUM (FX-M); AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, the owner of the property described herein has requested that the said property be rezoned from General Business (GB) to Form-Based Medium (FX-M); and

**WHEREAS**, the Local Planning Agency of the City of Dunedin, Florida, has duly considered the type of zoning which would be proper on said real property, and has recommended that the zoning request of said owner be granted; and

**WHEREAS**, due and proper public hearing on the said recommended zoning has been conducted by the City Commission and the recommendations of the Local Planning Agency having been found by the Commission to be meritorious; now, therefore,

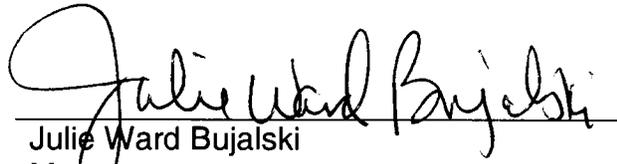
**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:**

**Section 1:** That from and after the effective date of the within Ordinance, the following described real property shall hereby be zoned Form-Based Medium (FX-M) as said zoning classification is more particularly described in Dunedin's Land Development Code:

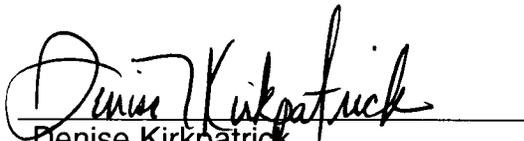
See Exhibit "A" attached hereto and made a part hereof.

**Section 2:** This Ordinance shall become effective upon final passage and adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 3rd day of September, 2015.**

  
Julie Ward Bujalski  
Mayor

ATTEST:

  
Denise Kirkpatrick  
City Clerk

READ FIRST TIME AND PASSED: July 30, 2015  
READ SECOND TIME AND CONTINUED: August 20, 2015  
READ SECOND TIME AND ADOPTED: September 3, 2015

**RESOLUTION 15-29**  
**EXHIBIT "A"**

The land referred to herein below is situated in the County of Pinellas, State of Florida, and is described as follows:

**Parcel 1**

Begin 963 feet South of the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 26, Township 28 South, Range 15 East for a Point of Beginning; run thence South 100 feet, thence East 128.75 feet, thence North 100 feet, thence West 128.75 feet the Point of Beginning, Pinellas County, Florida.

**Parcel 2**

The North Half (North 50 feet) of the following described property: Beginning at a point on the West boundary of the Southeast quarter of the Northeast quarter of Section 26, Township 28 South, Range 15 East; which is 1063 feet South of the Northwest corner of the said Southeast quarter of the Northeast quarter of the said Section 26, run thence South 100 feet along the said West boundary; thence run East 128.75 feet parallel to the South boundary of said Southeast quarter of the Northeast quarter of the said Section 26; thence run North 100 feet parallel to the said West boundary of the said Southeast quarter of the Northeast quarter of said Section 26; thence run West 128.75 feet to the Point of Beginning; Pinellas County, Florida.  
AND

The South Half (South 50 feet) of the following described property: Beginning at a point on the West boundary of the Southeast quarter of the Northeast quarter of Section 26, Township 28 South, Range 15 East; which is 1063 feet South of the Northwest corner of the said Southeast quarter of the Northeast quarter of the said Section 26, run thence South 100 feet along the said West boundary; thence run East 128.75 feet parallel to the South boundary of said Southeast quarter of the Northeast quarter of the said Section 26; thence run North 100 feet parallel to the said West boundary of the said Southeast quarter of the Northeast quarter of said Section 26; thence run West 128.75 feet to the Point of Beginning, Pinellas County, Florida.

**Parcel 3**

Beginning at a point 1163 feet South of the Northwest corner of the Southeast Quarter of Northeast Quarter of Section 26, Township 28 South, Range 15 East, and run South to the Southwest corner of said Quarter Section, thence East along the South line of said Quarter Section 128.75 feet, thence North to a point 1163 feet South of the North line of said Quarter Section, thence West 128.75 feet to the Point of Beginning, Less Road 580, Pinellas County, Florida.

ALL BEING SUBJECT TO AND TOGETHER with that 15 foot easement created in Deed Book 1128, Page 203, Pinellas County, Florida, as enforced by Final Judgment under Case No. 97-6995 recorded in Official Records Book 10300, Page 530, as amended in Official Records Book 17485, Page 593 of said Public Records.